



ESSEX-NEWARK LEGAL SERVICES

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February 17, 1983

Antonio Barroqueiro
Aspen-Riverpark Apartments Co.
17 Oxford Street
Newark, New Jersey 07105

Re: Renewal of Leases

Dear Tony:

We have received various inquiries from tenants concerning lease renewals. I have advised the tenants in general that under their present leases, the lease is automatically renewed at the end of each year for another year under the same terms and rental unless either the landlord or tenant gives thirty (30) written notice of termination. (Paragraph 4). Furthermore, if the lease is to be modified in any way the landlord must give the tenant notice of the proposed modification thirty (30) days prior to the last day on which the tenant has the right to give notice of termination. (Paragraph d of the Addendum). Since the tenant must give thirty (30) days notice of termination, this means that the landlord must notify the tenant sixty (60) days before the end of the lease of any change.

To put the matter simply, if a tenant's lease is to expire on December 31, and he does not get any notice of any change in the lease by October 31, then the same lease, with all its terms, is renewed automatically for another year.

The only exception is that if, at any time, a tenant's income changes, he is to be given thirty (30) days notice of the rental adjustment. (Paragraph 7).

Very truly yours,

Stanley Varon
Staff Attorney

SV/bv
cc: Ironbound Information Center